

**BOARD OF ADA COUNTY COMMISSIONERS
MINUTES OF THE PUBLIC HEARING
WEDNESDAY, MAY 4, 2016
6:00 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Ada County Public Hearing Room of the Ada County Courthouse Complex. Staff members present: Mark Perfect, Diana Sanders and Brent Danielson, Development Services; and Claire Tardiff, Prosecuting Attorney's Office. Minutes Recorder: Angel Dicus.

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- I. IN THE MATTER OF CALL TO ORDER:**
Commissioner Jim Tibbs called the meeting to order at 6:00 p.m.
- II. IN THE MATTER OF ROLL CALL:**
Commissioners Jim Tibbs, Rick Yzaguirre and David L. Case were present.
- III. IN THE MATTER OF CHANGES TO THE AGENDA:**
There were no changes to the agenda.
- IV. IN THE MATTER OF NEW BUSINESS:**
1. **201503969-CPA-ZOA, SLN PLANNING, INC:** A comprehensive plan text amendment and zoning ordinance text amendment to create a rural cluster development allowance within the Ada County Comprehensive Plan and the adoption of standards and regulations for cluster developments within the Ada County Zoning Ordinance

J. Tibbs opened the public hearing.

B. Danielson requested this application be tabled to June 1, 2016, due to Applicant being unavailable.

J. Tibbs closed the public hearing.

ACTION: D. CASE MOVED TO TABLE APPLICATION NO. 201503969-CPA-ZOA, SLN PLANNING, INC., TO JUNE 1, 2016. R. YZAGUIRRE SECONDED. D. CASE, AYE, R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.
 2. **201301546-S, PAINTED RIDGE SUB NO 03:** A request for a final plat for a 30 lot subdivision consisting of 27 residential lots and three (3) common lots. The property is located at 5757 E. Columbia Road, Boise; Section 9, T. 2N, R. 3E.

J. Tibbs opened the public hearing.

B. Danielson stated the final plat is complete and ready for the Board's approval.

ACTION: R. YZAGUIRRE MOVED TO APPROVE THE FINAL PLAT FOR APPLICATION NO. 201301546-S, PAINTED RIDGE SUB NO 03.

DISCUSSION: J. TIBBS INQUIRED IF THE PUBLIC HEARING WAS CLOSED. D. CASE STATED NO AND INQUIRED IF THE MOTION SHOULD ALSO INCLUDE TO AUTHORIZE THE CHAIRMAN TO SIGN AND STAMP THE PLAT ON BEHALF OF THE BOARD.

J. Tibbs closed the public hearing.

ACTION: R. YZAGUIRRE AMENDED THE MOTION TO AUTHORIZE THE CHAIRMAN TO SIGN AND STAMP THE PLAT ON BEHALF OF THE BOARD. D. CASE SECONDED. R. YZAGUIRRE, AYE, D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

3. **201502337-HD-PR-S-V, RIVERIDGE ENGINEERING:** A preliminary plat for a residential subdivision consisting of fifteen (15) lots with a private road and hillside application. Also, a variance to grant relief from a development standard for private roads in Phase 1 of the project, specifically to not require segments of the travelway of the private road greater than five percent (5%) grade to be improved with asphalt or concrete paving until Phase 2. The private road would be paved with subsequent phases. In addition, there is a property boundary adjustment (Project #201600394 PBA) associated with this project to provide frontage and access to Chaparral Road for the proposed subdivision in Section 9, T. 5N, R. 1W. The property contains 160 acres and is generally located south of W. Chaparral Road and east of Highway 16, Eagle; Section 16, T. 5N., R. 1W.

[This application was heard with Application No. 201600394-PBA, RIVERIDGE ENGINEERING.]

4. **201600394-PBA, RIVERIDGE ENGINEERING:** A property boundary adjustment between common property lines of two (2) parcels in order to provide frontage and access to Chaparral Road for the proposed Moose on the Loose Subdivision (Project #201502337 S-PR-HD-V). See Project #201502337 S-PR-HD-V for application materials on the proposed subdivision, private road, hillside, and variance. The property contains 291.92 acres and is generally located south of W. Chaparral Road and east of Highway 16, Eagle; Sections 9 and 16, T. 5N., R. 1W.

[This application was heard with Application No. 201502337-HD-PR-S-V, RIVERIDGE ENGINEERING.]

J. Tibbs opened the public hearing.

B. Danielson presented the joint Staff report.

D. Case and B. Danielson discussed the soil conditions required by Applicant.

Barry Semple, Applicant, stated his name and address for the record. He presented testimony supporting Staff's report and requested the Board's approval.

J. Tibbs closed the public hearing.

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201502337-HD-PR-S-V, RIVERIDGE ENGINEERING, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT, AND MAKING THE CORRECTIONS IDENTIFIED BY STAFF ON PAGE 10 AND ADDING CONDITION NO. 43 TO THE FINDINGS. D. CASE SECONDED. R. YZAGUIRRE, AYE, D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

ACTION: R. YZAGUIRRE MOVED TO APPROVE APPLICATION NO. 201600394-PBA, RIVERIDGE ENGINEERING, BASED ON THE FINDINGS OF FACT. D. CASE SECONDED. R. YZAGUIRRE, AYE, D. CASE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

5. **201600257-VAC, RASMUSSEN KENDALL:** A request to vacate plat notes #8 on the Kunz Hollow Subdivision final plat with respect to Lots 1-4, Block 1. In addition, to strike out condition of approval #11 from File #00-14-S/00-09-PR. The property contains 20.18 acres and is located at 3644, 3736, and 3822 Zaldia Ln. and Lot 4, Block 1 Kunz Hollow Subdivision, Meridian; Section 28, T. 3N., R. 1E.

J. Tibbs opened the public hearing.

D. Sanders presented the Staff report.

Kendall Rasmussen, Applicant, stated his name and address for the record. He presented testimony in support of the application.

J. Tibbs closed the public hearing.

ACTION: D. CASE MOVED TO APPROVE APPLICATION NO. 201600257-VAC, KENDALL RASMUSSEN, BASED ON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT. R. YZAGUIRRE SECONDED. D. CASE, AYE, R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

6. **201504099-V, L&R ENVIRONMENTAL:** A variance to reduce setback from 300' down to 50' for the private septage treatment and disposal facility. The property contains 160 acres and is located at 1100 W. Thompson Rd., Kuna; Section 15, T. 1N., R. 2E.

J. Tibbs opened the public hearing.

D. Sanders presented the Staff report.

Ryan Hardy, Applicant, stated his name and address for the record. He presented testimony requesting approval of the variance to reduce the setback to 50 feet and expressed the challenges of this project with the current setbacks.

The parties discussed the process of applying for variances, application changes and Applicant's desire to utilize the property as soon as possible.

D. Case and D. Sanders discussed specifying a variance for only the two ponds within the current setback as a condition of approval.

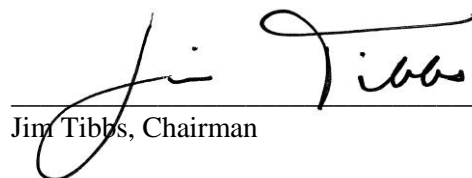
J. Tibbs closed the public hearing.

The Board discussed options of conditions of approval of the application.


ACTION: D. CASE MOVED TO APPROVE APPLICATION NO. 201504099-V, L&R ENVIRONMENTAL, WITH THE FOLLOWING CHANGES, GRANT THE VARIANCE REQUEST TO INCLUDE THE AREA EXISTING FROM THE SOUTH SIDE OF POND NO. 3, TO THE NORTH SIDE OF POND NO. 4, TO ALSO INCLUDE THE SLUDGE MIX PIT, AND TABLE THIS APPLICATION FOR FINALIZATION OF THE DEVELOPMENT AGREEMENT, TO THE MAY 17, 2016, DEVELOPMENT SERVICES PUBLIC HEARING FOLLOW UP MEETING. R. YZAGUIRRE SECONDED. D. CASE, AYE, R. YZAGUIRRE, AYE, AND J. TIBBS, AYE. THE MOTION CARRIED UNANIMOUSLY.

V. IN THE MATTER OF ADJOURNMENT:

There being no further business to come before the Board on this date, the meeting was adjourned at 6:35 p.m.


Jim Tibbs, Chairman

ATTEST:


Christopher D. Rich, Ada County Clerk